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6 Counsel to Amy L. Goldman,  
Chapter 7 Trustee  
7

8 **UNITED STATES BANKRUPTCY COURT**

9 **CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

10  
11 In re:

12 YAO LIN,

13 Debtor.

Case No. 1:23-bk-10733-MB

Chapter 7

**REPORT OF SALE OF ESTATE CLAIMS**

**[FRBP 6004(f)(1); LBR 6004-1(g)]**

1 Amy L. Goldman, Chapter 7 Trustee (the “Trustee”) for the bankruptcy estate (the “Estate”)  
2 of debtor Yao Lin in the above-captioned case, submits this Report of Sale of Estate Claims pursuant  
3 to Federal Rule of Bankruptcy Procedure 6004(f)(1) and Local Bankruptcy Rule 6004-1(g).

4 On May 30, 2025, the Court entered the *Order Granting Motion of Chapter 7 Trustee Amy*  
5 *L. Goldman for an Order (A) Approving Sale of Estate Claims Free and Clear of All Liens, Claims,*  
6 *Encumbrances, and Interests Pursuant to 11 U.S.C. § 363(f), (B) Granting Protection to Buyer as*  
7 *a Good Faith Purchaser Pursuant to 11 U.S.C. § 363(m), (C) Waiving Stay Under Federal Rule of*  
8 *Bankruptcy Procedure 6004, and (D) Granting Relief From the Automatic Stay Pursuant to 11*  
9 *U.S.C. § 362(d)* [Docket No. 74] (the “Sale Order”). Pursuant to the Sale Order, the Court  
10 authorized the Trustee and the Estate to sell and assign the Estate’s right, title, and interest in and  
11 to any and all claims and causes of action that the Estate has or may have against any parties,  
12 including without limitation all claims, causes of action, and/or avoidance actions and rights that  
13 the Estate has or may have under Chapter 5 of Title 11 of the United States Code and applicable  
14 nonbankruptcy law against Yao Lin, Jia Chen, the Shinewoods Trust, Landford, LLC, and/or any  
15 other parties (collectively, the “Estate Claims”), to Beijing Soufun Science and Technology  
16 Development Co., Ltd. (the “Buyer”) for \$78,000 on an “AS IS” and “WHERE IS” basis without  
17 recourse of any kind or nature, without any representation or warranty whatsoever, whether express  
18 or implied, including no representation or warranty as to the validity, enforceability, and/or  
19 collectability of the Estate Claims. The sale and assignment of the Estate Claims to the Buyer closed  
20 in accordance with the terms of the related Sale and Assignment Agreement.

21  
22 DATED: July 2, 2025

Respectfully submitted,

DINSMORE & SHOHL LLP

23  
24  
25 By: /s/ Brian M. Metcalf  
26 Peter J. Mastan  
27 Brian M. Metcalf  
28 Counsel to Amy L. Goldman,  
Chapter 7 Trustee

**PROOF OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

550 S. Hope Street, Suite 1765  
Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled **REPORT OF SALE OF ESTATE CLAIMS** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **July 2, 2025**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On **July 2, 2025**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* **July 2, 2025**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

7/2/2025

Katrice Ortiz

/s/ Katrice Ortiz

*Date*

*Printed Name*

*Signature*

**In re Yao Lin**  
**U.S.B.C. – San Fernando Division**  
**Case No. 1:23-bk-10733-MB**

**I. SERVED ELECTRONICALLY VIA NEF:**

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- **United States Trustee (SV)** ustpreion16.wh.ecf@usdoj.gov

**II. SERVED VIA REGULAR U.S. MAIL:**

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Jia Chen  
Yao Lin  
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435 Woodbluff Rd  
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Yao Lin  
Trustee to Shinewoods Trust, Dated October 8, 2021  
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**III. SERVED VIA OVERNIGHT DELIVERY (FED EX):**

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